

PLAT OF SURVEY

111 EAST NATIONWIDE BOULEVARD

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS AND BEING LOCATED WITHIN SECTION 9,
TOWNSHIP 5 NORTH, RANGE 22 WEST, SCIOTO RIVER BASE MERIDIAN

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, BEING LOT 4 AND LOT 5 IN MANN'S HEIRS SUBDIVISION OF RECORD IN CHANCERY RECORD 12, PAGE 547, FRANKLIN COUNTY COMMON PLEAS COURT AND BEING PART OF CITY OF COLUMBUS INLOTS 516, 517 AND 518 AS THE SAME ARE NUMBERED AND DELINEATED UPON THE RECORD PLAT OF RECORD IN DEED BOOK "F", PAGE 332 (DESTROYED BY FIRE), RE-RECORDED IN PLAT BOOK 3, PAGE 247 AND ALSO SHOWN IN PLAT BOOK 14, PAGE 27, PART OF FORMER EAST LOCUST STREET, BEING PARCEL 3 AND 4 OF TRACT FIVE CONVEYED TO KINNEAR RESEARCH ASSOCIATES, LTD. OF RECORD IN OFFICIAL RECORDS VOLUME 32817 E-13 (ALL REFERENCES TO RECORDED DOCUMENTS ARE ON FILE IN SAID RECORDERS OFFICE UNLESS OTHERWISE NOTED) AND BEING ALSO DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND MAG NAIL SET AT THE INTERSECTION OF THE NORTH LINE OF CHESTNUT STREET (A PUBLIC 82.5' RIGHT-OF-WAY) WITH THE WEST LINE OF FORMER LAZELLE STREET (A 33' WIDE RIGHT-OF-WAY, BY ORDINANCE 513-89), SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 4;

THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE RUN S81°52'28"W (BASIS OF BEING FOR THIS SURVEY) FOR A DISTANCE OF 83.79' TO A FOUND MAG NAIL IN DRILL HOLE, SAID POINT BEING THE SOUTHWEST CORNER OF PARCEL 1 TRACT 5;

THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, RUN N08°06'25"W OVER AND THROUGH INLOTS 516, 517, & 518 FOR A DISTANCE OF 204.48' TO A SET MAGNETIC NAIL BEING LOCATED ON THE FORMER CENTERLINE OF LOCUST STREET (33' WIDE RIGHT-OF-WAY, BY ORDINANCE 2840-80);

THENCE DEPARTING SAID WEST LINE RUN N81°52'28"E WITH THE FORMER CENTERLINE FOR A DISTANCE OF 93.62' TO A SET MAG NAIL ON THE WEST LINE OF SAID FORMER LAZELLE STREET;

THENCE S08°06'55"E ALONG SAID FORMER WEST LINE FOR A DISTANCE OF 204.48' TO THE POINT OF BEGINNING, CONTAINING 19,155 SQUARE FEET OR 0.440 ACRES MORE OR LESS.

BASED UPON ACTUAL FIELD SURVEY CONDUCTED ON 09-05-2019.

ASSESSOR'S PARCEL NUMBER: 010-038186 - CONTAINING 6,385 SQ.FT. OR 0.147 ACRES & 010-032920 - CONTAINING 12,770 SQ.FT. OR 0.293 ACRES MORE OR LESS.

THE BASIS OF BEARING FOR THIS SURVEY IS THE SOUTH LINE WHICH BEARS S81°52'28"W PER GPS COORDINATE OBSERVATIONS OHIO STATE PLANE, SOUTH ZONE NAD83.

WARRANTY DEED: VOLUME 32817, PAGE E13

SUBDIVISION MAP: "MANN'S HEIRS SUBDIVISION" - CHANCERY RECORD 112, PAGE 547

SUBDIVISION MAP: BOOK "F", PAGE 332; RE-RECORDED IN BOOK 3, PAGE 247

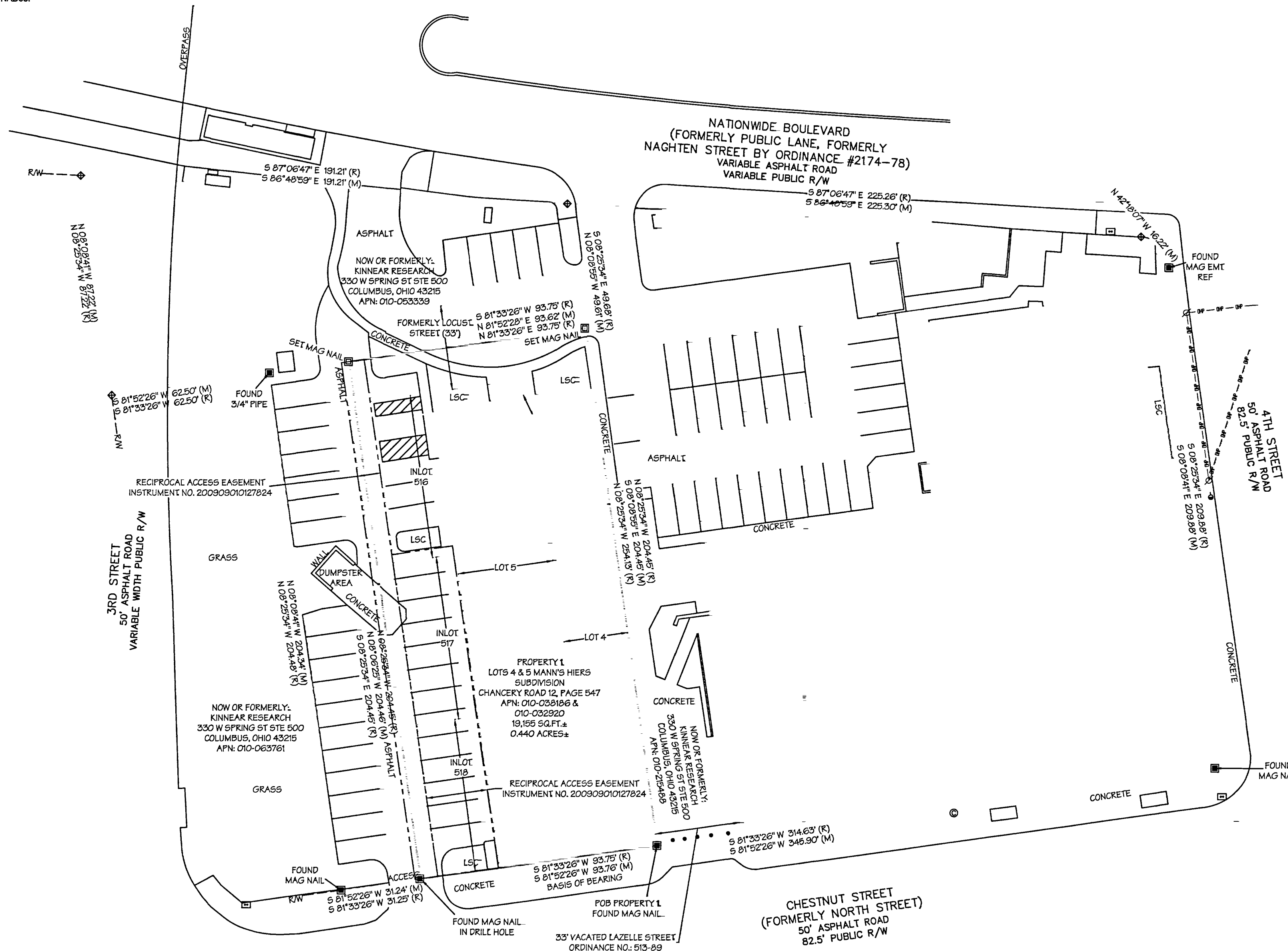
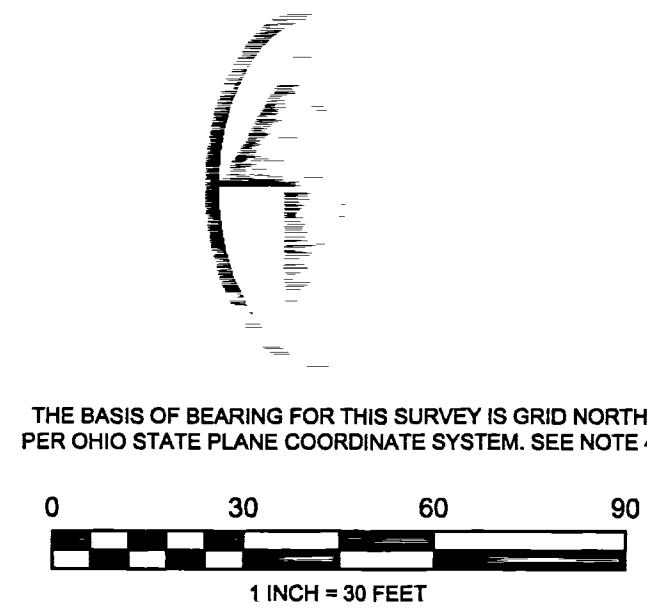
1. SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.

2. DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.

3. COMPLETED FIELD WORK WAS SEPTEMBER 05, 2019.

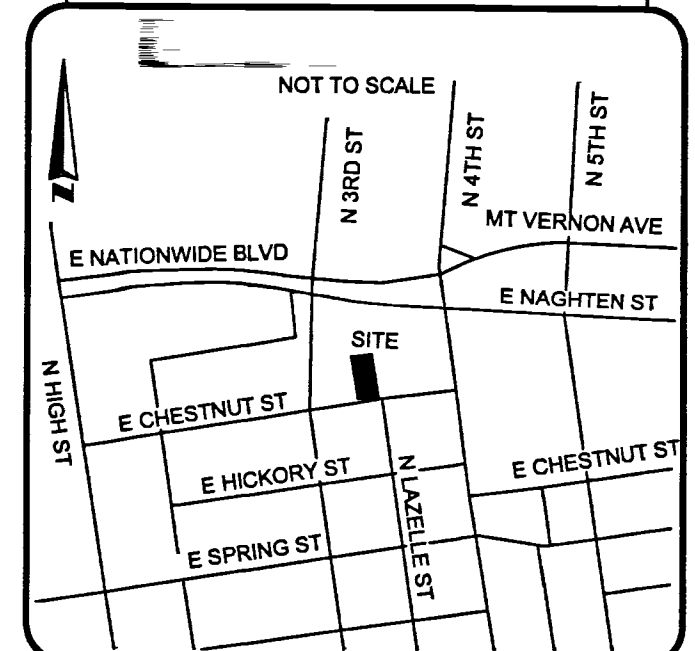
4. THE BASIS OF BEARING FOR THIS SURVEY IS THE SOUTH LINE WHICH BEARS S81°52'28"W PER GPS COORDINATE OBSERVATIONS OHIO STATE PLANE, SOUTH ZONE NAD83.

LATITUDE = N 39°58'05.34042"
LONGITUDE = W 82°59'54.52876"
CONVERGENCE ANGLE = -07°18'58.66358"
DISTANCES SHOWN ON PLAT ARE GRID
COMBINED SCALE FACTOR (GRID TO GROUND) = 0.999987755

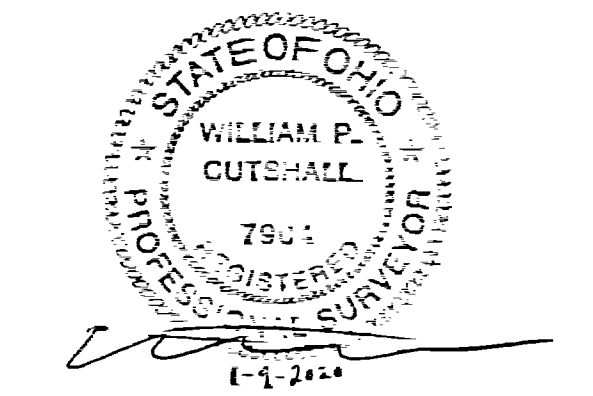


OWNER:
KINNEAR RESEARCH
ADDRESS:
111 EAST NATIONWIDE BOULEVARD (OBSERVED)
COLUMBUS, OH 43215
TOTAL ACRES:
19,155 SQ. FT. / 0.440 ACRES±
APN:
010-032920
VESTING DEED:
VOLUME 32817, PAGE E13

- BOUNDARY LINE
- LOT LINE
- RIGHT-OF-WAY
- FENCE
- EXISTING EASEMENT
- OVERHEAD POWER LINE
- SET MONUMENT (AS NOTED)
- FOUND MONUMENT (AS NOTED)
- COMPUTED POINT
- POB POINT OF BEGINNING
- CL CENTERLINE OF ROAD
- R/W RIGHT-OF-WAY
- BHL BUILDING HEIGHT LOCATION
- (M) FIELD MEASUREMENT
- (R) RECORDED MEASUREMENT
- PS PARKING SPACES
- LSC LANDSCAPE AREA
- POWER POLE
- BOLLARD
- GLY ANCHOR



I CERTIFY THAT THIS BOUNDARY SURVEY OR PLAT OF SURVEY WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37 STANDARDS FOR BOUNDARY SURVEYS. ALL MONUMENTATION IS OR WILL BE SET AS SHOWN HEREON.



RECEIVED
JAN 15 2020
Franklin County
Cornell R. K... P.S.

FROM
BLEW & ASSOCIATES, PA
CIVIL ENGINEERS & LAND SURVEYORS
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FAX: 479.582.1883
www.BLEWINC.com

DRAWN BY & DATE: A.N.M. 1-7-2020
COUNTY & STATE: FRANKLIN COUNTY, OHIO
LOCATION: 111 EAST NATIONWIDE BOULEVARD
REVIEWED BY: W.P.C.
JOB NUMBER: 19-6734
SURVEYED BY: W.P.C.

DATE	REVISION

FOR THE USE AND BENEFIT OF:
AMERICAN NATIONAL TITLE INSURANCE
COMPANY AS REPRESENTATIVE FOR:
KINNEAR RESEARCH